

D&S LAND SURVEYING

V-37 (2012)

100 CHEROKEE ST., PO BOX 4988, CANTON, GA 30114
770 720-4443 FAX: 770 720-7539

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HEYWARD SQUARE PLACE
VARIABLE R/W

Impassioned

*Existing House 4200
Draw 1536
@ 6070 722*

Proposed walls, Foundation Steps 120

*Proposed deck 1245
@ 6070 = 747.*

NOTES:

EQUIPMENT = NIKON DTM 310
FIELD E/C = 1" IN 20,250
COMPASS RULE ADJUSTMENT
PLAT E/C = 1" IN 66,265
CREW = K.S. / J.M.
DRAWN = D.W.S.
MAP DATE : 08-24-2007
FIELD DATE: 08-23-2007

Swimming Pool Contractor:
Aqua Design Pools & Spas
PO Box 219
Marietta GA 30028
770-517-1117

Homeowner:
Scott & Kathy Jacobs
485 Heyward Square Place
Marietta GA 30068
770-993-6128

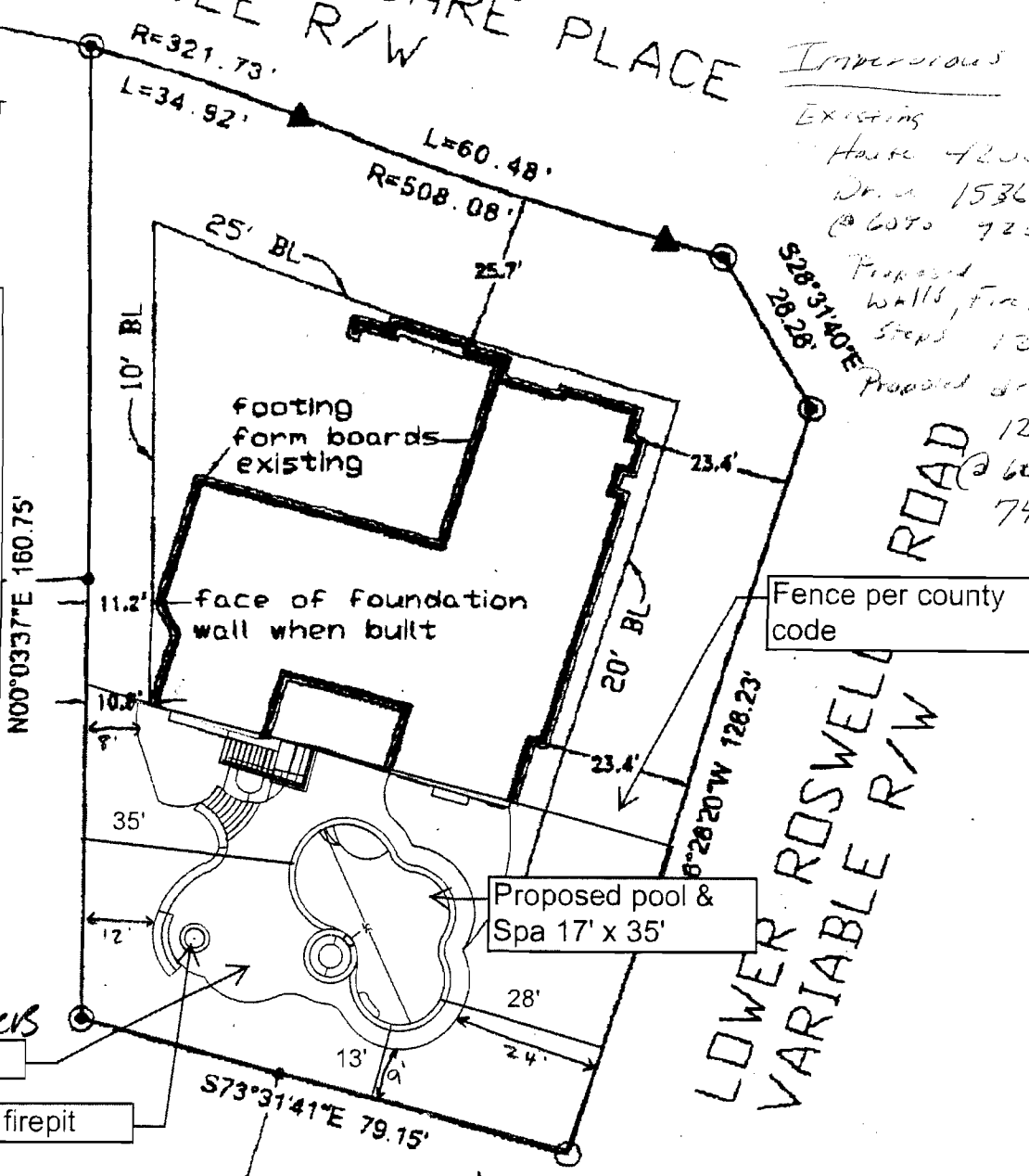
Scale: 1" = 30'



21

1245 SF. Pavers
proposed patio

proposed firepit



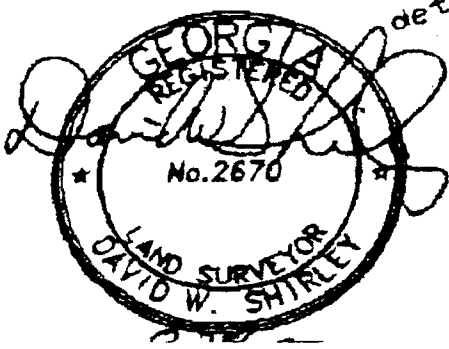
Fence per county code

LOWER ROSWELL
VARIABLE R/W

LEGEND

- MONUMENTED PROPERTY CORNER
- RIGHT OF WAY
- LAND LOT
- BUILDING LINE

GRAPHIC SCALE:
1" = 30'
60'



PROPERTY ADDRESS:
5485 HEYWARD SQ. PLACE
MARIETTA, GA.

FOUNDATION / FOOTING SURVEY FOR:
MIKE DEPPE
HEYWARD SQUARE
PLAT BOOK 234, PAGE 29
LOT 23, LOCATED IN LAND LOT 226
DISTRICT 1, SECTION 2
COBB COUNTY GEORGIA
AREA = 15,014 SQ. FT.

APPLICANT: Aqua Design Pools & Spas

PETITION No.: V-37

PHONE: 770-517-1117

DATE OF HEARING: 05-09-12

REPRESENTATIVE: Mark Umberger

PRESENT ZONING: R-15

PHONE: 770-517-1117

LAND LOT(S): 226

TITLEHOLDER: Scott R. Jacobs and Katherine A.

DISTRICT: 1

Jacobs

PROPERTY LOCATION: On the southwestern corner

SIZE OF TRACT: 0.3447 acres

of Lower Roswell Road and Heyward Square Place

COMMISSION DISTRICT: 2

(5485 Heyward Square Place).

TYPE OF VARIANCE: Increase the maximum allowable impervious surface from 35% to 45%.

OPPOSITION: No. OPPOSED _____ **PETITION No.** _____ **SPOKESMAN** _____

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

STORMWATER MANAGEMENT: The proposed pool and landscape addition will increase the impervious coverage (with pervious paver credit) to 39.9%. However, the homeowner has agreed to install a Stormtech infiltration system to capture existing roof runoff from the house which will offset the increase in impervious area.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

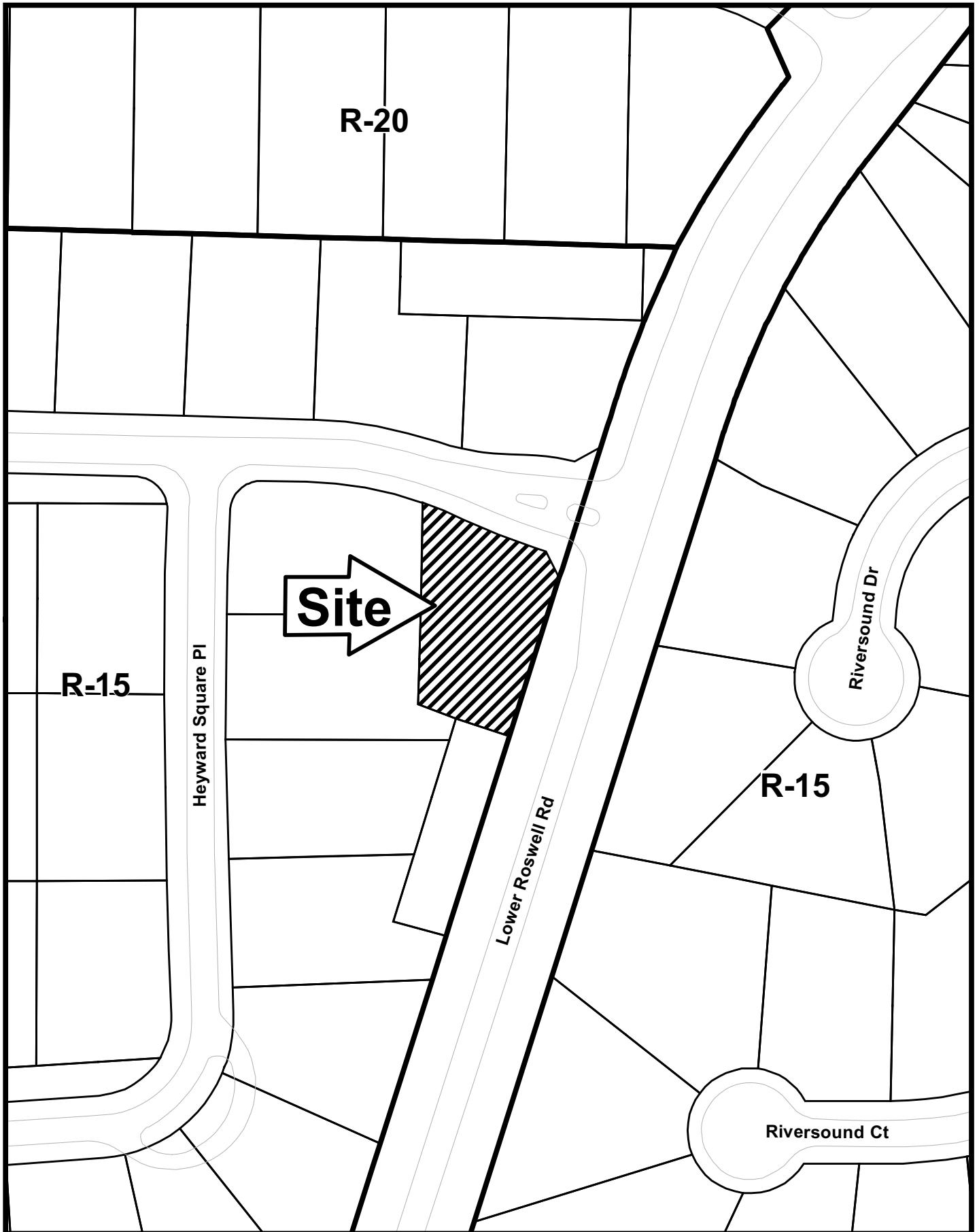
SEWER: No conflict.

APPLICANT: Aqua Design Pools & Spas

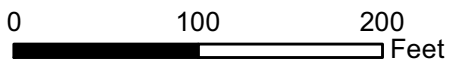
PETITION No.: V-37



FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

V-37



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

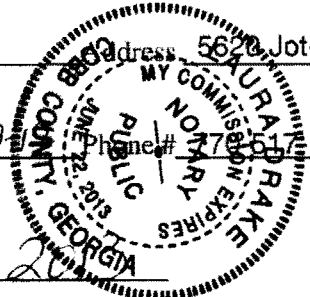
(type or print clearly)

Application No. V-37
Hearing Date: 5-9-12

Applicant Aqua Design Pools & Spas Phone # 770-517-1117 E-mail sales@aquadesignpools.com

Mark Umberger
(representative's name, printed) Address: 5620 Jot-em-Down Road Cumming GA 30041
(street, city, state and zip code)

[Signature] 3-8-12
(representative's signature) Phone # 770-517-1117 E-mail _____



My commission expires: 6-22-2013 Signed/sealed and delivered in presence of:
[Signature] 3-8-12
Notary Public

Titleholder Scott Jacobs Phone # 770-993-6128 E-mail sri@mindspring.com

Signature [Signature] Address: 5485 Heyward Square Place GA 30068
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: Jan 31, 2013 Signed/sealed and delivered in presence of:
[Signature] Notary Public
SHARON FLAMON
NOTARY PUBLIC
COMMISSION # NP-009-09
ST. THOMAS/ST. JOHN
U. S. VIRGIN ISLANDS
EXPIRES JANUARY 30, 2013

Present Zoning of Property R-15

Location 5485 Heyward Square Place Marietta GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 0226 District 2nd 1 Size of Tract .3447 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property X Shape of Property _____ Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

Without the variance, the property owner will not be able to install any deck around the swimming pool. There is a detention pond adjoining the property, many of the neighbors with similar lots have been allowed to exceed the impervious restrictions. The proposed pool deck would be pavers.

List type of variance requested: Increase to the maximum percentage of impervious surface allowed from 35% to 45%